

IZEL

BY ZOYA

FACTSHEET



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In ever-glowing skies and lush greens of DubaiLand's exuberance, arises a collection of residences designed for modern living at every pace.

Inspired by compassion and character, Izel is the answer to the rituals of life.

**165 Fully-Furnished
Studio, One-Bed & Two-Bed Apartment Residences**

Q3 | 2028 Handover

DUBAILAND RESIDENCE COMPLEX

DESIGNED
FOR LIFE

KEY FEATURES



Designed with a
Mediterranean touch



Fully-furnished in
an open-plan layout

Pay
1%
per month



DubaiLand Residence Complex, Dubai

ACCESS & ROADS

- 10 mins Accessible via Sheikh Mohammed Bin Zayed Road (E311)
- 18 mins Accessible via Al Ain Road Academic City
- 30 mins Dubai International Airport
Al Maktoum International Airport

EDUCATION

- 02 mins GEMS FirstPoint School
- 04 mins The Aquila School
- 10 mins GEMS Wellington Academy
- 10 mins Zayed University
- 10 mins University of Dubai

ENTERTAINMENT

- 15 mins Global Village
- 15 mins IMG Worlds of Adventure
- 20 mins Burj Khalifa
- 30 mins Dubai Marina

HEALTHCARE

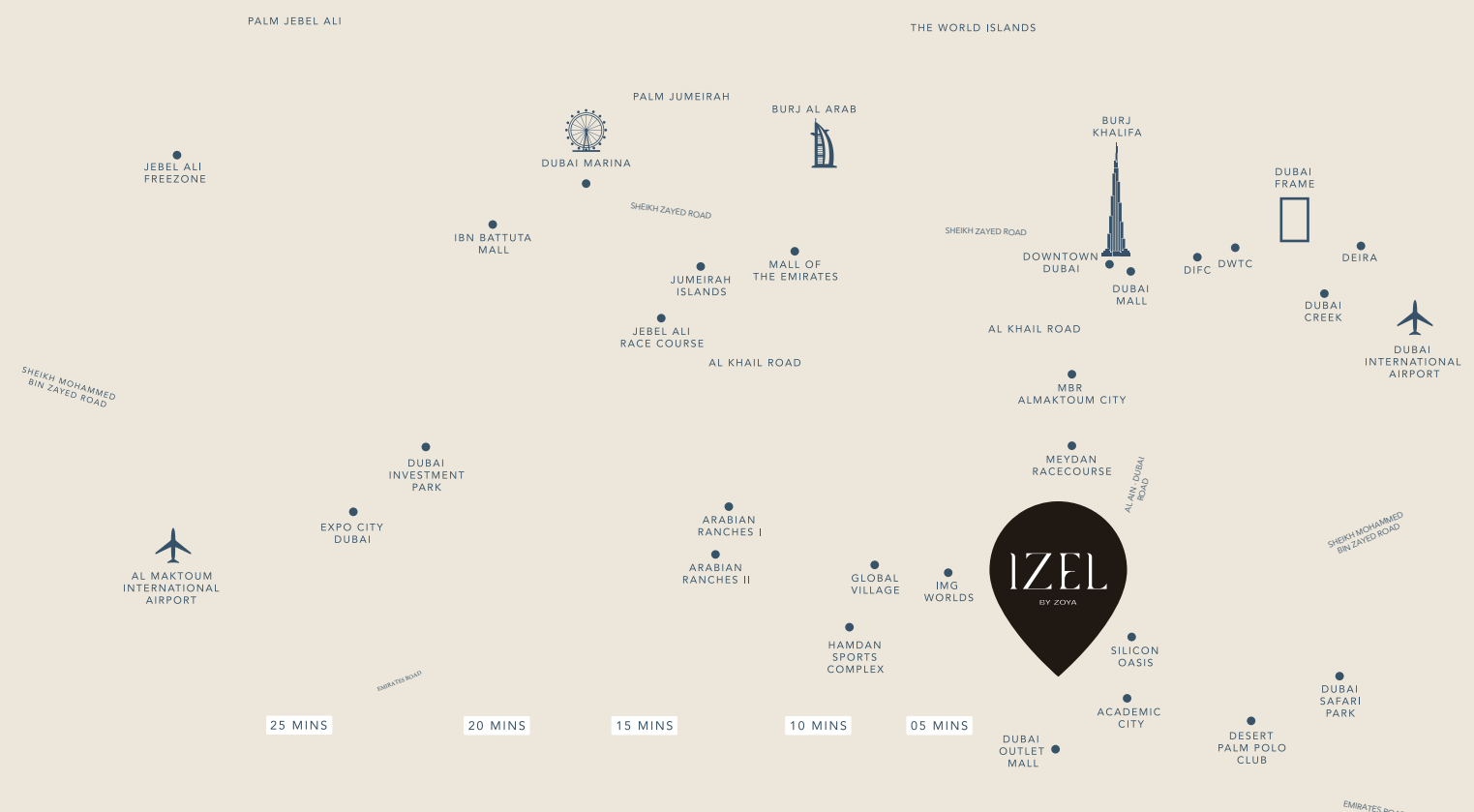
- 10 mins Fakeeh Hospital
- 10 mins Life Medical Center
- 20 mins CARE Blue Clinic
- 20 mins Mediclinic Parkview Hospital

RETAIL

- 10 mins Dubai Outlet Mall
- 10 mins Silicon Central Mall
- 20 mins Dubai Mall
- 25 mins Dubai Hills Mall

PUBLIC TRANSPORTATION

- 15 mins Creek Metro Station
- 15 mins Bus Stops:
Dubai Sky Courts, Windsor
Residence, Ajmal Sarah Tower
and Nilona Residence





Precioso!

A culmination of delights to unwind in.



THE INTERIORS

Lush greenery and sunlit rooms define Izel: fully furnished residences with generous floor-to-ceiling heights, refined Mediterranean detailing and enduring materials.

With a limited number of fully furnished homes, Izel offers a collected calm of Spanish-inspired practical beauty.

Rituals tuned to nature

From streets that welcome conversation to courtyards that allow solitude and landscapes that mature through seasons, this is where shade, scent and quiet paths grow more intimate with time.

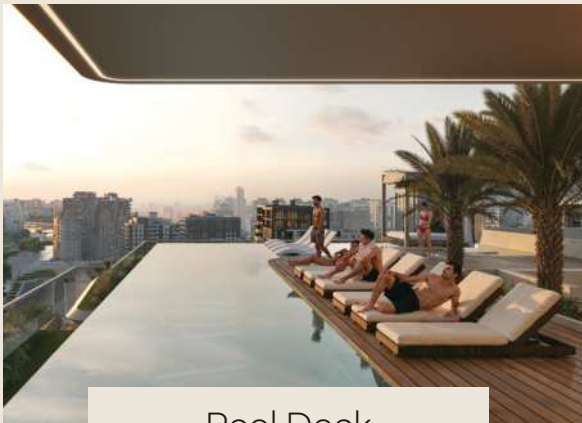




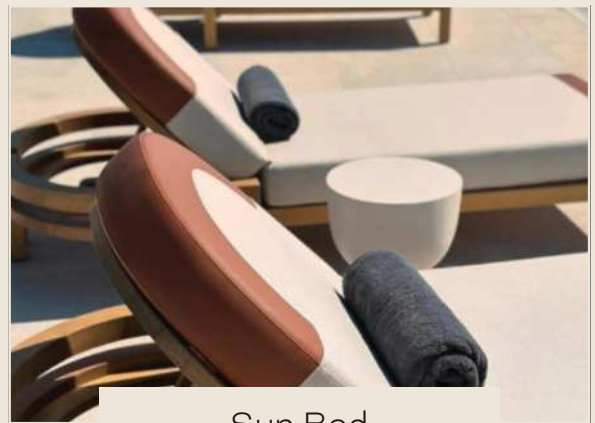
Cabanas



Water Lounges



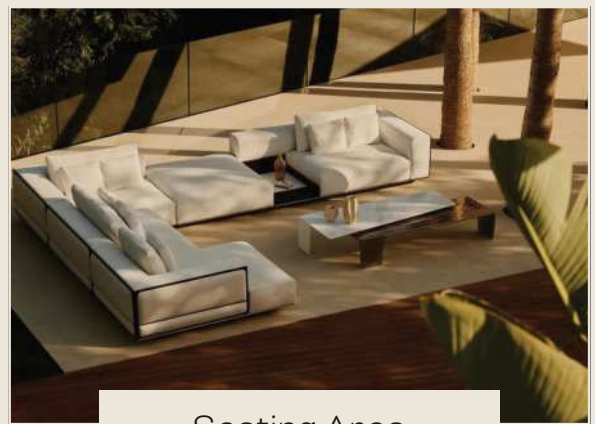
Pool Deck



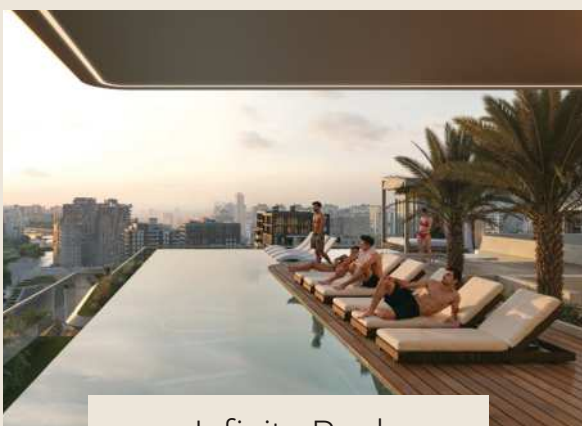
Sun Bed



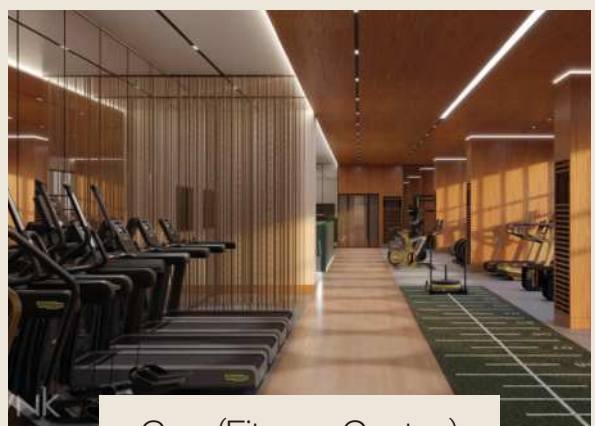
Jacuzzi



Seating Area



Infinity Pool



Gym (Fitness Center)



UNIT TYPES & SIZES

165 fully-furnished residences

121 Studio	33 One-Bedroom	11 Two-Bedroom
400 sq.ft to 470 sq.ft	740 sq.ft to 760 sq.ft	1,110 sq.ft
From AED 646,000	From AED 1,101,100	From AED 1,448,906

Pay 1% per month

Timeline	Terms
20%	On booking + 4% DLD fee
1%	For the first 30 months
10%	On Handover
1% Post handover	for the next 35 months
6%	Final instalment

From the craftsmen of unique creations

With over a decade of experience in the UAE, Zoya Developments continues to shape modern communities that blend architectural precision with everyday comfort.

Each project reflects Zoya's commitment to design excellence, functionality, and contemporary living.

14+ YEARS

of successful experience
in real estate industry

100,000+ UNITS

delivered in the last
decade & more

AED 2 BILLION+

invested in shaping
the future of UAE

